

132.A

0005

0081.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

916,400 / 916,400

USE VALUE:

916,400 / 916,400

ASSESSED:

916,400 / 916,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 81 |        | JASON ST, ARLINGTON   |

## OWNERSHIP

Unit #: 81

|   |  |
|---|--|
| Owner 1: KOURDOV VENCISLAV D            |  |
| Owner 2: BOLAND-KOURDOV SUSAN P         |  |
| Owner 3: BOLAND DAVID & MARGARET/TRUSTE |  |

Street 1: 81 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KOURDOV VENCISLAV D -

Owner 2: BOLAND-KOURDOV SUSAN P -

Street 1: 81 JASON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 3338 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7921  |             |           |        |   |        |   |        |   |                 |           |   |           |        | G9   |           |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 916,400        |            |            | 916,400     |                   | 290693    |

|              |                 |         |                                |         |                  |
|--------------|-----------------|---------|--------------------------------|---------|------------------|
| Total Card   | 0.000           | 916,400 |                                | 916,400 | Entered Lot Size |
| Total Parcel | 0.000           | 916,400 |                                | 916,400 | Total Land:      |
| Source:      | Market Adj Cost |         | Total Value per SQ unit /Card: | 274.54  | /Parcel: 274.5   |

Land Unit Type:

08/15/18

!15566!

PRINT

Date

Time

12/11/20

05:16:13

LAST REV

Date

Time

08/05/20

10:05:31

mmcmakin

15566

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 102 | FV  | 902,300    | 0         | .         | .          | 902,300     | 902,300       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 790,200    | 0         | .         | .          | 790,200     | 790,200       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 697,700    | 0         | .         | .          | 697,700     | 697,700       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 635,100    | 0         | .         | .          | 635,100     | 635,100       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 635,100    | 0         | .         | .          | 635,100     | 635,100       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 576,700    | 0         | .         | .          | 576,700     | 576,700       | Year End Roll | 12/11/2014 |
| 2014   | 102 | FV  | 549,900    | 0         | .         | .          | 549,900     | 549,900       | Year End Roll | 12/16/2013 |
| 2013   | 102 | FV  | 549,900    | 0         | .         | .          | 549,900     | 549,900       |               | 12/13/2012 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| KOURDOV VENCISL | 75189-33  | 1    | 7/23/2020  | Convenience | 100        | No | No  |       |       |
| KOURDOV VENCISL | 56190-140 |      | 12/30/2010 | Convenience | 10         | No | No  |       |       |
| PACHECO RICHARD | 55379-185 |      | 9/15/2010  |             | 585,000    | No | No  |       |       |
| MARINI ALESSAND | 49977-150 |      | 8/21/2007  |             | 575,000    | No | No  |       |       |

## BUILDING PERMITS

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 8/15/2018 |        |         |        |     |            |          |            |         |
| 2/14/2008 |        |         |        |     |            |          |            |         |

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 8/15/2018 | Measured     | DGM | D Mann      |
| 2/14/2008 | External Ins | BR  | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

|                                 |                   |   |     |                                    |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
|---------------------------------|-------------------|---|-----|------------------------------------|-------------------|--------|-----|-------------------------|------------|-------|------|----------------------|------|-------|------------|------------|--------------|--|
| <b>EXTERIOR INFORMATION</b>     |                   |   |     | <b>BATH FEATURES</b>               |                   |        |     | <b>COMMENTS</b>         |            |       |      | <b>SKETCH</b>        |      |       |            |            |              |  |
| Type: 99 - Condo Conv           |                   |   |     | Full Bath: 1                       | Rating: Very Good |        |     | 1 SINK IN BMT.          |            |       |      |                      |      |       |            |            |              |  |
| Sty Ht: 2H - 2 & 1/2 Sty        |                   |   |     | A Bath: 1                          | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| (Liv) Units: 1                  | Total: 1          |   |     | 3/4 Bath: 1                        | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Foundation: 3 - BrickorStone    |                   |   |     | A 3QBth: 1                         | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Frame: 1 - Wood                 |                   |   |     | 1/2 Bath: 1                        | Rating: Very Good |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Prime Wall: 3 - Aluminum        |                   |   |     | A HBth: 1                          | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Sec Wall: 1                     | %                 |   |     | OthrFix: 1                         | Rating: Fair      |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Roof Struct: 1 - Gable          |                   |   |     | <b>OTHER FEATURES</b>              |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Roof Cover: 1 - Asphalt Shgl    |                   |   |     | Kits: 1                            | Rating: Very Good |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Color: WHITE                    |                   |   |     | A Kits: 1                          | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| View / Desir:                   |                   |   |     | Fpl: 1                             | Rating: Very Good |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| <b>GENERAL INFORMATION</b>      |                   |   |     | WSFlue: 1                          | Rating:           |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Grade: C+ - Average (+)         |                   |   |     | <b>CONDOS INFORMATION</b>          |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Year Blt: 1915                  | Eff Yr Blt:       |   |     | Location: 1                        |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Alt LUC:                        | Alt %:            |   |     | Total Units: 1                     |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Jurisdct: G9                    | Fact: .           |   |     | Floor: M - Multi-Level             |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Const Mod:                      |                   |   |     | % Own: 51.099998474                |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Lump Sum Adj:                   |                   |   |     | Name: 1                            |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| <b>INTERIOR INFORMATION</b>     |                   |   |     | <b>DEPRECIATION</b>                |                   |        |     | <b>REMODELING</b>       |            |       |      | <b>RES BREAKDOWN</b> |      |       |            |            |              |  |
| Avg Ht/FL: STD                  |                   |   |     | Phys Cond: VG - Very Good          | 4.6 %             |        |     | No Unit                 | RMS        | BRS   | FL   |                      |      |       |            |            |              |  |
| Prim Int Wall: 2 - Plaster      |                   |   |     | Functional:                        |                   |        |     | 1                       | 8          | 5     |      |                      |      |       |            |            |              |  |
| Sec Int Wall: 1                 | %                 |   |     | Economic:                          |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Partition: T - Typical          |                   |   |     | Special:                           |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Prim Floors: 3 - Hardwood       |                   |   |     | Override:                          |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Sec Floors: 4 - Carpet          | 50 %              |   |     | Total: 4.6 %                       |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Bsmnt Flr: 12 - Concrete        |                   |   |     | <b>CALC SUMMARY</b>                |                   |        |     | <b>COMPARABLE SALES</b> |            |       |      |                      |      |       |            |            |              |  |
| Subfloor:                       |                   |   |     | Basic \$ / SQ: 295.00              |                   |        |     | Rate                    | Parcel ID  | Typ   | Date | Sale Price           |      |       |            |            |              |  |
| Bsmnt Gar:                      |                   |   |     | Size Adj.: 0.96455956              |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Electric: 3 - Typical           |                   |   |     | Const Adj.: 0.98500049             |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Insulation: 2 - Typical         |                   |   |     | Adj \$ / SQ: 280.277               |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Int vs Ext: S                   |                   |   |     | Other Features: 91800              |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Heat Fuel: 2 - Gas              |                   |   |     | Grade Factor: 1.10                 |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Heat Type: 5 - Steam            |                   |   |     | NBHD Inf: 0.85000002               |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| # Heat Sys: 1                   |                   |   |     | NBHD Mod:                          |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| % Heated: 100                   | % AC:             |   |     | LUC Factor: 1.00                   |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Solar HW: NO                    | Central Vac: NO   |   |     | Adj Total: 960586                  |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| % Com Wall:                     | % Sprinkled:      |   |     | Depreciation: 44187                |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
|                                 |                   |   |     | Depreciated Total: 916399          |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
|                                 |                   |   |     |                                    |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| <b>MOBILE HOME</b>              |                   |   |     | Make:                              |                   | Model: |     | Serial #:               |            | Year: |      | Color:               |      |       |            |            |              |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |   |     | <b>PARCEL ID</b> 132.A-0005-0081.0 |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Code                            | Description       | A | Y/S | Qty                                | Size/Dim          | Qual   | Con | Year                    | Unit Price | D/S   | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  |
| More: N                         | Total Yard Items: |   |     |                                    |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Total Special Features:         |                   |   |     |                                    |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |
| Total:                          |                   |   |     |                                    |                   |        |     |                         |            |       |      |                      |      |       |            |            |              |  |